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ANNUAL REPORT  
OF THE  
BUILDING DEPARTMENT

YEAR ENDING DECEMBER 31, 1968.

BOSTON, MAY 1, 1969.

HON. KEVIN H. WHITE,  
*Mayor of Boston.*

SIR:

In accordance with the provisions of Section 115, Chapter 479, of the Acts of 1938, as amended, I submit herewith a brief report of the activities of the Building Department during the year 1968.

RICHARD R. THUMA, JR.,  
*Building Commissioner.*

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## DEPARTMENT ORGANIZATION

The Building Department was established by Chapter 280 of the Acts of 1871,

“An Act to Provide for the Regulation and Inspection of Buildings, the More Effectual Prevention of Fire and the Better Protection of Life and Property in the City of Boston,”

and came into being on October 2, 1871.

This act, with various revisions and amendments, controlled the erection and alteration of buildings and related matters until July 16, 1892, when it was superseded by Chapter 419 of the Acts of 1892. This act, although amended from time to time, remained in effect until August 1, 1907, when it was superseded by Chapter 550 of the Acts of 1907, which remained as the Building Law of the City of Boston until 1943.

The present Building Code, Chapter 479 of the Acts of 1938 as amended,

“An Act for the Codification, Revision and Amendment of the Laws Relative to the Construction, Alterations, and Maintenance of Buildings and Other Structures in the City of Boston,”

was passed by the Legislature on June 27, 1938, with the provision that it take effect upon its acceptance by the Boston City Council. Acceptance by the Council was delayed pending granting by the Legislature to the Council authority to make revisions in the law as passed by the Legislature. This authority was granted by Chapter 217 of the Acts of 1938; Whereupon the Council proceeded to hold a series of public hearings on proposed amendments submitted by architects, builders, property owners, and various civic organizations. As a result of these hearings numerous amendments to the act were accepted by the Council, and on May 10, 1943, Part 1 to 25 of the act were approved. Parts 26 to 32 were approved by the Council on December 21, 1943. Part 33, “War Provision,” and Part 34, “Fall-out Shelters,” were added by later amendments. Since 1943 the code has undergone several minor and three major amendments or revisions. Part 23, “Live and

Dead Loads," Part 28, "Steel and Iron," and Part 29, "Excavations and Foundations," have been completely revised, updated, and rewritten, and are incorporated in recent reprints of the code. Part 25, "Wood," Part 26, "Reinforced Concrete," and Part 27, "Precast Gypsum Concrete," are now undergoing revision and updating.

The Building Code places upon the Building Department the duty of inspecting the erection, alteration, repair, moving, or demolition of all buildings or structures, except those specifically exempted by Section 107 of the code, and the issuance of permits therefor. The department also issues permits for and inspects the installation, repair, replacement, or extension of all utilities such as plumbing, gas fitting, electrical work, elevators, fire-extinguishing apparatus, engines, dynamos, generators, boilers, heaters, ovens, and other heat-producing apparatus governed by the code.

The department administers the zoning regulations formulated and adopted by the Boston Zoning Commission under authority of Chapter 665 of the Acts of 1956. These regulations, which became effective on December 31, 1964, superseded the original Zoning Act of June 5, 1924. The provisions of Chapter 143 of the General Laws, insofar as they are applicable to the City of Boston, are also administered by the Building Department. The department inspects and certifies all places of assembly such as stores, restaurants, taverns, dance halls, and places of similar occupancy accommodating fifty or more persons.

Also placed in the department by ordinances of the City Council, but not under the control or supervision of the Building Commissioner except in the matter of communicating with the Mayor and submitting annual reports of their activities, are the Board of Appeal, the Board of Examiners, the Board of Zoning Adjustment,\* and the Zoning Commission. Chapter 616 of the Acts

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\* The Board of Zoning Adjustment ceased to exist with the taking effect of the new zoning regulations formulated under Chapter 665 of the Acts of 1956, on December 31, 1964.

of 1955 established in the Building Department the Beacon Hill Architectural Commission, which Commission has the duty of passing on the appropriateness of all changes in the exterior architectural features of buildings in the Historic Beacon Hill District. Reports of these Boards are incorporated herein.

Chapter 616 of the Acts of 1955, in order to promote the general welfare of the public and to maintain the area as a landmark in the history of architecture and as a tangible reminder of old Boston as it existed in the early days of the Commonwealth, created the Historic Beacon Hill District, bounded

“southerly by the northerly side line of Beacon street; westerly by a line parallel with and 150 feet distant westerly by the westerly side of Beaver street; northerly by Beaver place; easterly by Brimmer street; northerly again by Byron street; westerly again by a line parallel with and eighty feet distant westerly from the westerly side line of Charles street; northerly again by the southerly side line of Charles street; northerly again by the southerly side line of Revere street; westerly again by the westerly side line of Myrtle street; northerly again by the southerly side line of Myrtle street; and easterly again by the westerly side line of Hancock street and said side line extended southerly to Beacon street; excluding, however, from said area land of the Commonwealth and the estates numbered 26 to 88, inclusive, and 98 to 136, inclusive, on Myrtle street,”

in which no permit may be issued by the Building Department unless certificate of appropriateness or certificate of nonapplicability of the statute, issued by the Beacon Hill Architectural Commission, which was established under the act creating the historic district, or that no exterior architectural feature was involved, was on file in the office of the Building Commissioner.

The historic district was enlarged and extended by Chapter 315 of the Acts of 1958 to include a contiguous area bounded

“southerly by Byron street; westerly by Brimmer street; southerly again by Beaver place; westerly again

by Embankment road; northerly by Pinckney street; and easterly by a line parallel with, and eighty feet distant westerly from, the westerly line of Charles street."

Chapter 622 of the Acts of 1963 further enlarged and extended the district to include an area contiguous thereto bounded

"southerly by Myrtle street; including, however, the estate numbered 26 to 88, inclusive, and 98 to 136, inclusive, on Myrtle street; southerly by Revere street; westerly by the alley located to the rear of the estates numbered 130 to 140 Charles street; northerly by the northerly boundary line of the estates numbered 140 Charles street; and by said boundary line extended diagonally in an easterly direction across Charles street, to Putnam avenue; northerly by Putnam avenue; westerly by West Cedar street; northerly by Phillips street; easterly by the rear property lines of the estates numbered 79 to 61 West Cedar street; northerly and westerly by the northerly property lines of the estates located at the northerly ends of Bellingham place, Sentry Hill, and Goodwin place, and the northerly sideline of the estate numbered 37 Grove street; easterly by Grove street; northerly by Revere street; easterly by Irving street; but including the estates located on Rollins place,"

and also another contiguous area bounded

"northerly by a line parallel to and forty feet distant southerly from the southerly sideline of Cambridge street; easterly by Bowdoin street; southerly by Derne and Myrtle streets; westerly by Irving street; generally southerly by the northerly, easterly, and westerly boundaries of the area defined in section one B; southerly by Revere street; westerly and northerly by Embankment road; and northerly by Charles Street Circle, and including the estates located as 131 and 141 Cambridge street and 2-16 Lynde street."

Chapter 625 of the Acts of 1966, which became effective on December 1, 1966, created a "Back Bay Residential District" and established within the framework

of the Boston Redevelopment Authority a "Back Bay Architectural Commission" which is empowered to pass on all building construction and related matters within the district. The Building Commissioner may not grant permits for construction within the area unless the application therefor bears a certificate from the commission that no exterior architectural feature is involved or is accompanied by a certificate of design approval.

The "Back Bay Residential District" comprises the area bounded as follows:

"Westerly by the easterly side line of Charlesgate East; northerly by the southerly side line of Back street; easterly by the westerly side line of Embankment road; northerly by the southerly side line of Beacon street; easterly by the westerly side line of Arlington street; southerly by the northerly side lines of the public alleys between Newbury street and Commonwealth avenue, from Arlington street to the westerly side line of Massachusetts avenue, said lines being extended across intervening streets and Massachusetts avenue; westerly by the westerly side line of Massachusetts avenue; and southerly by the northerly side line of Newbury street."

Chapter 737 of the Acts of 1960 established statewide regulations relative to gas fitting in buildings throughout the Commonwealth. These regulations superseded the Boston Gas Fitting Regulations on February 1, 1961.

Chapter 168 of the Acts of 1962 transferred from the Building Department and placed in the Traffic Commission the licensing, supervision and control of all open-air parking spaces. This transfer became effective on July 1, 1962.

Chapter 623 of the Acts of 1962 amended Section 121 of the building code by repealing or revoking all provisions of the code relative to the examination and licensing of journeymen and master gas fitters and placing such powers and duties in a board established in the Massachusetts Department of Public Utilities by Chapter 737 of the Acts of 1960, effective October 3, 1962.

Under Chapter 143 of the General Laws, Section 71G, as amended by Chapter 616 of the Acts of 1963, effective November 5, 1963, the granting of licenses to operate elevators throughout the Commonwealth was placed under the jurisdiction of the Massachusetts Department of Public Safety.

The Building Code is at present in process of general revision, overhaul and updating. It is anticipated that the revised code will be finished about mid-1969.

A summary of the activities of the Building Department for the past year is included herein.

CLASSIFICATION OF DEPARTMENT PERSONNEL  
(As effective on December 31, 1968)

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Number	Title	Grade	Compensation
1	Building Commissioner . . . .	R—	*\$1,666 66
1	Supervising Structural Engineer .	R-21	342 00
1	Assistant Building Commissioner .	R-20	*1,394 15
2	Assistant Building Commissioner .	R-20	239 50-278 50
1	Assistant Civil Engineer . . . .	R-19	291 50
1	Supervisor, Construction and Safety Inspection . . . .	R-17	239 50
3	Senior Administrative Assistant .	R-16	195 50-216 00
1	Chief Gas Fitter and Sprinkler Inspector . . . . .	R-16	177 50
1	Supervisor, Mechanical Inspector	R-16	205 50
1	Administrative Assistant . . . .	R-15	195 50
1	Principal Legal Assistant . . . .	R-16	160 50
1	Zoning Administrator . . . . .	R-16	150 50
3	Chief Building Inspector . . . .	R-15	160 50-177 00
3	Chief Electrical Inspector . . . .	R-15	164 50-181 50
1	Chief Elevator Inspector . . . .	R-15	177 00
1	Chief Plumbing Inspector . . . .	R-15	186 00
3	Chief Building Administrative Clerk . . . . .	R-14	160 50-195 50
1	Chief Egress Inspector . . . . .	R-14	177 00
2	Senior Legal Assistant . . . . .	R-14	153 00-168 50
1	Building Plan Examiner . . . . .	R-13	145 50
2	Head Administrative Clerk . . . .	R-13	160 50
1	Senior Elevator Inspector . . . .	R-13	132 50
6	Senior Building Inspector . . . .	R-13	153 00-160 50
5	Senior Electrical Inspector . . . .	R-13	134 50-149 50
2	Senior Gas Fitter and Sprinkler Inspector . . . . .	R-13	160 50
1	Senior Plumbing Inspector . . . .	R-13	160 50
1	Assistant Zoning Administrator .	R-12	115 50
1	Building Construction and Repair Inspector . . . . .	R-12	153 00
31	Building Inspector . . . . .	R-12	115 50-153 00

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\*A month



Number	Title	Grade	Compensation
9	Plumbing Inspector . . .	R-12	\$115 50-121 00
2	Exterior Electrical Inspector .	R-12	118 00-129 50
8	Gas Fitting Inspector . . .	R-12	115 50-153 00
1	Head Clerk-Secretary . . .	R-12	153 00
14	Interior Electrical Inspector .	R-12	108 00-142 00
12	Plumbing Inspector . . .	R-12	115 50-153 00
1	Principal Cashier . . .	R-12	138 50
2	Senior Egress Inspector . .	R-12	153 00
1	Sprinkler Inspector . . .	R-12	145 50
1	Street Numbering Inspector .	R-12	153 00
2	Egress Inspector . . .	R-11	145 50
1	Egress Zoning Inspector . .	R-11	145 50
2	Head Clerk . . .	R-11	138 50-145 50
1	Building Plan Storage Attendant	R-8	128 50
6	Principal Clerk . . .	R-8	97 50-132 50
3	Senior Clerk-Typist . . .	R-2	86 00-89 50
1	Clerk-Stenographer . . .	R-2	79 00
2	Clerk-Typist . . .	R-2	76 00-80 00

The following is a statement showing by number, purpose, and estimated cost, the erection of new buildings and the alterations, repairs, additions, etc., of existing buildings for which applications were filed with the Boston Building Department during the

### Year Ending December 31, 1968

PURPOSE	NEW BUILDINGS		ALTERATIONS		TOTAL	
	Number	Cost	Number	Cost	Number	Cost
Amusement, recreation, theaters, halls, movies.....	4	\$1,997,700	23	\$374,600	27	\$2,372,300
Churches, chapels, synagogues.....	2	402,000	21	200,200	23	602,200
Dwellings, one-family.....	97	1,637,300	748	571,300	845	2,258,600
Dwellings, two-family.....	24	576,200	725	886,600	749	1,462,800
Dwellings, three-family.....	12	900,800	864	1,298,500	876	2,199,300
Dwellings, with stores.....	—	—	67	529,200	67	529,200
Dwellings, multifamily.....	159	48,797,000	338	7,606,100	497	56,403,100
Multifamily with stores.....	—	—	59	665,300	59	665,300
Educational buildings, schools, colleges, academies, etc.....	4	9,319,900	6	410,400	10	9,730,300
Garage and repair shops.....	12	886,100	19	699,900	31	1,586,000
Hotel and club buildings.....	3	6,000,000	15	2,180,300	18	8,180,300
Institutional buildings, hospitals, clinics, asylums.....	6	12,863,900	9	5,598,100	15	18,462,000
Loftings, dormitories, homes, convents, etc.....	—	—	78	493,400	78	493,400
Manufacturing buildings, bakeries, laundries, workshops, etc.....	12	10,782,500	33	322,600	25	11,105,100
Mercantile buildings, stores, salesrooms and service stations, etc.....	16	16,522,400	144	1,753,800	360	18,276,200
Office and bank buildings.....	20	56,472,000	261	3,322,800	281	59,794,800
Public buildings.....	—	—	2	3,000,000	2	3,000,000
Stables, kennels, etc.....	—	—	—	—	—	—
Storage buildings.....	5	192,200	25	122,800	30	315,000
Miscellaneous.....	5	225,200	1	2,000	6	227,200
Total.....	381	\$167,630,200	3,618	\$30,037,900	3,999	\$197,668,100

Month of December	
Taxable.....	\$165,868,600
Non-taxable.....	31,799,500
12-Month Period	
Taxable.....	80.4%
Non-taxable.....	19.6%

On January 1, 1968, there were (estimated) in the City of Boston:

Brick and other fire-resistive buildings . . . . .	44,546	
Buildings erected 1968 . . . . .	215	
	<hr/>	44,761
Building razed . . . . .		271
		<hr/>
Total brick and fire-resistive buildings on January 1, 1969 . . . . .		44,490
Wood buildings . . . . .	96,680	
Buildings erected . . . . .	166	
	<hr/>	96,846
Buildings razed . . . . .		374
		<hr/>
Total wood buildings (estimated) on January 1, 1969 . . . . .		96,472
		<hr/>
Total of all buildings (estimated) on January 1, 1969 . . . . .		140,962

## Statement of Building Operations for the City of Boston for the Five Years Ending December, 1968

	1968			1967			1966			1965			1964		
	Number	Cost		Number	Cost		Number	Cost		Number	Cost		Number	Cost	
Type I, Fireproof.....	52	\$94,817,500		44	\$143,710,700		35	\$46,985,800		40	\$68,634,300		50	\$61,685,100	
Type II, Semifireproof.....	19	21,345,500		33	10,557,800		24	5,257,300		53	15,200,400		34	6,349,900	
Type IV, Brick and wood.....	126	45,632,700		88	22,880,900		66	7,414,700		87	11,549,600		301	34,755,000	
Type V, Metal frame.....	22	1,303,500		34	318,800		23	252,600		31	812,900		38	447,600	
Type VI, Wood frame.....	166	4,531,000		267	1,338,600		159	1,787,200		202	3,413,400		1,186	20,541,300	
Total new construction.....	381	\$167,630,200		466	\$178,806,800		307	\$61,597,600		413	\$99,610,600		1,609	\$123,778,900	
Alterations, additions, etc.....	3,618	30,037,900		5,830	37,705,500		4,596	40,475,600		5,486	23,501,300		6,196	29,850,800	
Total construction.....	3,999	\$197,668,100		6,296	\$216,512,300		4,903	\$102,073,200		5,899	\$125,111,900		7,805	\$153,629,770	
Plumbing.....	2,335	\$5,798,900		2,945	\$6,312,600		2,495	\$5,721,300		3,322	\$8,800,300		3,596	\$5,638,600	
Gasfitting.....	3,303	1,900,800		5,970	1,100,100		5,580	870,000		7,986	1,127,900		6,520	966,000	
Heaters and boilers.....	1,877	1,987,700		1,490	1,990,200		1,340	1,879,200		1,944	672,500		1,654	618,600	
Elevators, new freight.....	11	198,800		15	245,900		12	172,800		9	112,600		30	227,100	
Elevators, new passenger.....	34	798,700		78	1,477,900		68	1,566,900		132	3,743,800		72	3,770,900	
Elevators, alterations, freight.....	29	57,900		75	89,700		92	97,400		92	229,900		99	234,300	
Elevators, alterations, passenger.....	16	178,900		134	776,700		125	628,700		168	662,400		124	746,600	
Signs and projections.....	427	397,800		445	410,600		439	210,300		458	282,100		358	214,100	
Fire escapes.....	—	—		—	—		—	—		3	1,400		4	700	
Take-down, wood.....	374	475,300		455	411,100		433	385,100		544	469,600		617	478,300	
Take-down, brick.....	271	634,900		349	667,700		327	756,000		266	869,500		447	769,900	
Sprinklers.....	130	963,400		199	1,435,600		172	1,335,700		172	1,032,300		150	662,400	
Excavations.....	—	—		14	27,800		13	34,600		14	4,700		63	68,400	
Use of premises.....	32	—		34	—		29	—		24	—		31	—	
Total.....	10,850	\$13,421,000		12,203	\$14,945,900		11,105	\$13,658,000		15,134	\$18,009,000		13,765	\$14,395,900	
Total all work.....	14,849	\$211,089,100		18,499	\$231,458,200		16,008	\$115,751,200		21,033	\$143,120,900		21,570	\$168,025,600	

The following is a statement showing the number of new buildings for purposes of habitation together with the number of family accommodations provided thereby for the erection of which applications were filed with the Building Department of the City of Boston during the

### Twelve-Month Period

NUMBER OF FAMILY UNITS IN EACH BUILDING	1968		1967	
	Buildings	Families	Buildings	Families
1.....	97	97	234	234
2.....	24	48	49	98
3.....	1	3	—	—
4.....	8	32	—	—
Multi.....	126	4,226	45	1,485
Total.....	256	4,406	328	1,817

SUMMARY OF HOUSING CONSTRUCTION — YEAR 1968	
New habitations erected.....	256
Accommodations provided by new construction.....	4,406
Accommodations provided by alterations.....	338
Habitations razed.....	422
Accommodations eliminated by razing.....	1,207
Accommodations eliminated by alterations.....	44
Net change in number of habitations.....	— 166
Net change in number of accommodations.....	+3,493

HABITATIONS RAZED AND ACCOMMODATIONS ELIMINATED	1968	
	Buildings	Families
One-family.....	52	52
Two-family.....	50	100
Three-family.....	280	840
Four-family.....	15	60
Multi.....	25	155
Total.....	422	1,207

**BUILDING OPERATIONS IN THE CITY OF BOSTON FOR YEAR ENDING  
DECEMBER 31, 1968**

	1968		1967	
	Number	Cost	Number	Cost
Type I, Fireproof.....	52	\$94,817,500	44	\$143,710,700
Type II, Semifireproof.....	19	21,345,500	33	10,557,800
Type IV, Brick and wood.....	126	45,632,700	88	22,880,900
Type V, Metal frame.....	22	1,303,500	34	318,800
Type VI, Wood frame.....	166	4,531,000	267	1,338,600
Total new construction.....	381	\$167,620,200	466	\$178,806,800
Alterations, additions, etc.....	3,618	30,037,900	5,830	37,705,500
Total construction.....	3,999	\$197,668,100	6,296	\$216,512,300
Increase (or decrease).....	-2,297	-18,844,200	*1,393	114,239,100
Installations, etc.....	-3,650	-1,524,900	12,203	14,945,900
Total all work.....	14,849	\$211,089,100	18,499	\$231,458,200
			*2,491	125,728,000

\* Denotes increase

- Denotes decrease

The following is a statement showing the number of new buildings erected for purposes of habitation together with the number of accommodations provided thereby, for which applications were filed with the Building Department of the City of Boston during the

### Five Calendar Years Ending December 31, 1968

NUMBER OF FAMILY UNITS IN EACH BUILDING	1968		1967		1966		1965		1964	
	Buildings	Families	Buildings	Families	Buildings	Families	Buildings	Families	Buildings	Families
1.....	97	97	234	234	127	127	106	106	778	778
2.....	24	48	49	98	15	30	71	142	249	498
3.....	1	3	—	—	2	6	—	—	9	27
4.....	8	32	—	—	—	—	—	—	46	184
Multi.....	126	4,226	45	1,485	36	1,129	77	3,178	372	8,562
Total.....	256	4,406	328	1,817	180	1,292	254	3,426	1,454	10,049
Estimated cost of housing construction			\$16,254,800		\$5,927,400		\$35,216,900		\$75,079,500	

Statement showing the number of habitations razed,  
together with the number of family accommodations  
eliminated by razing during the

**Five Calendar Years Ending December 31, 1968**

NUMBER OF FAMILY UNITS IN EACH BUILDING	1968		1967		1966		1965		1964	
	Buildings	Families	Buildings	Families	Buildings	Families	Buildings	Families	Buildings	Families
1.....	52	52	34	34	35	35	38	38	29	29
2.....	50	100	184	368	136	272	187	374	241	482
3.....	280	840	333	999	347	1,041	353	1,059	506	1,518
4.....	15	60	61	244	85	340	71	284	120	480
5.....	25	155	—	—	4	20	6	30	9	45
Total.....	422	1,207	612	1,645	607	1,708	655	1,785	905	2,554



NUMBER OF DOCUMENTS AND FEES RECEIVED BY THE BUILDING  
DEPARTMENT—JANUARY 1 TO DECEMBER 31, 1968

	Documents	Fees
New documents . . . . .	455	\$252,602 00
Elevator . . . . .	90	1,025 00
Alterations . . . . .	5,231	181,692 25
Electrical inspections . . . . .	6,513	149,268 27
Electrical added . . . . .	475	12,128 59
Elevator inspections . . . . .	1,716	34,480 00
Plumbing, old . . . . .	2,017	9,838 50
Plumbing, new . . . . .	318	8,804 50
Heating, boilers, generators, etc. . . . .	1,877	5,174 00
Gas, old . . . . .	5,186	12,966 50
Gas, new . . . . .	117	1,232 00
Sprinklers . . . . .	130	5,943 50
Board of Appeal . . . . .	434	15,510 00
Amendments . . . . .	148	2,504 50
Foundations . . . . .	129	2,130 00
Law books . . . . .	1,048	3,736 00
Pamphlets . . . . .	302	244 00
Class B, garages . . . . .	58	2,470 00
Class C, inflammables . . . . .	50	4,603 00
Welders . . . . .	15	45 00
Duplicate permits, etc. . . . .	9	9 00
Plans, photo, certified copy . . . . .	1,452	3,217 50
Totals . . . . .	<u>27,770</u>	<u>\$709,624 11</u>

### Gas accidents:

[illegible]

Nonfatal	.	.	.	.	.	.	.	.	0
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<b>Fatal</b> . . . . .	<b>2</b>
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Nonfatal . . . . .	6
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Escalator accidents . . . . .	116
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**Building accidents — special reports . . . . . 5**

Complaints made —	{ violations . . . . .	940
	{ unsafe buildings . . . . .	619

Communications acted on . . . . . 1,011

Complaints referred to court for prosecution . . . 417

## ELECTRICAL INSPECTION DIVISION

No.	1968
1 Inspections made — interior . . . . .	28,640
2 Inspections made — exterior . . . . .	4,614
3 Manholes constructed . . . . .	181
4 Underground services installed . . . . .	418
5 Poles set in new locations . . . . .	779
6 Poles standing in public ways . . . . .	21,953
7 Poles removed . . . . .	544
8 Notices of overhead construction . . . . .	3,107
9 Notices of underground construction . . . . .	601
10 Reports of overhead construction . . . . .	3,320
11 Reports of underground construction . . . . .	1,004
12 Vaults installed in public ways and customers' vaults . . . . .	10
13 Underground conduits installed — number of linear feet . . . . .	190,130
14 Accident reports investigated — exterior . . . . .	481
15 Board and nursery homes inspected . . . . .	65
16 Hospitals inspected . . . . .	83
17 Nursing schools or day care agencies inspected . . . . .	89
18 Foster homes and rest homes inspected . . . . .	20
19 Medical schools inspected . . . . .	15
20 Miscellaneous . . . . .	—
21 Fires investigated (fire chief permits) . . . . .	59
22 Permits granted for electrical work — interior . . . . .	—
23 Supplementary fees . . . . .	—
24 Complaints received and investigated . . . . .	701
25 Grants of location approved . . . . .	—
26 Plans loaned to utility companies . . . . .	24
27 Underground installations completed, 110,000 volts, Carver street, K street, New Marginal road, Broadway, Tremont street, Charles street, Beverly street, Causeway street.	

CITY OF BOSTON — BUILDING DEPARTMENT  
SUMMARY REPORT OF INSPECTIONS  
YEAR ENDING DECEMBER 31, 1963

Division	REASONS FOR INSPECTIONS											TOTAL
	A	B	C	D	E	F	G	H	I	J	K	L
Construction I.....	804	19,172	687	1,213	—	4	170	5	30	3	—	—
Construction II.....	189	15,160	694	1,196	15	6	1,016	—	45	—	—	125
Construction III.....	57	17,890	—	—	213	—	8	21	—	—	—	10
Egress.....	2,194	1,899	259	357	7,198	218	232	19	—	6	—	—
Electrical.....	5,876	23,619	176	—	470	57	460	460	—	—	—	15
Elevator.....	2,209	981	831	767	325	63	93	—	—	—	—	16
Gas and Sprinkler.....	4,908	4,903	1,008	12	169	47	193	2,056	3,846	—	—	184
Plumbing.....	1,449	5,573	32	11	348	445	477	—	2,146	—	—	127
Total.....	17,686	89,147	3,687	3,556	8,738	840	2,189	2,559	6,094	9	48	477
Zoning.....												4,309
Plans.....												13,126
Fires.....												498
Grand Total.....	17,686	89,147	3,687	3,556	8,738	840	2,189	2,559	6,094	9	48	477
												153,963

EXPLANATION OF TERMS

"Reason for Inspection" Column

- A—Application: inspection of site or premises conditional to issuance of a permit.  
 B—Job Visit: inspection of work being done under a permit issued by the Department.  
 C—Complaint: inspection of premises in response to a complaint referred by the Enforcement Section.  
 D—Correction of Violation: follow-up inspection to determine whether previously reported violation has been corrected or whether order of the court has been complied with.  
 E—Annual or other periodic inspection: inspections required by law on a schedule basis or upon which other action such as the issuance of a license or certificate is conditioned.  
 F—Random or chance inspection: an inspection initiated by an inspector because of apparent deficiencies or violations observed in passing.  
 G—Special programmed inspection: comprehensive or blanket inspection of an area or class of buildings in accordance with previously determined plans and schedules — i.e., day care agencies.  
 H—Test: an inspection in conjunction with the testing of the functional performance and safety of a particular facility such as an elevator.  
 I—Fire and other catastrophe: inspection to determine resulting hazardous conditions and code violations.  
 J—  
 K—  
 L—Other: inspection initiated by the Department, City, State or other jurisdiction for a purpose other than those specified above.

## FINANCIAL REPORT, 1968 — EXPENDITURES

## 1. PERSONAL SERVICES:

10. Permanent employees . . . . .	\$1,108,532 87
12. Overtime . . . . .	13,288 08
	<hr/>
	\$1,121,820 95

## 2. CONTRACTUAL SERVICES:

21. Communications . . . . .	\$1,675 25
27. Repairs and servicing of equipment . . . . .	182 16
28. Travel expenses . . . . .	33,514 69
29. Other contractual services . . . . .	459,554 74
	<hr/>
	\$494,926 84

## 3. SUPPLIES AND MATERIALS:

36. Office supplies and materials . . . . .	\$17,074 05
39. Other operating supplies and materials . . . . .	136 80
	<hr/>
	\$17,210 85

## 4. CURRENT CHARGES AND OBLIGATIONS:

49. Dues, subscriptions, and licenses, etc. . . . .	\$882 00
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## 5. EQUIPMENT:

59. Library . . . . .	\$95 00
	<hr/>
Grand total . . . . .	\$1,634,935 64

Appropriation . . . . .	\$1,738,047 00
Department income . . . . .	\$709,624 11
Unsafe buildings razed by city . . . . . 170	\$334,837 79
Unsafe buildings shored by city or otherwise secured against trespass . . . . . 20	\$20,987 59
	<hr/>

Total expenditure for shoring, se- curing, and razing . . . . .	\$355,827 38
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Number of permits and licenses issued from January 1 to December 31, 1968, by the Committee on Licenses, Building Department, and revenue received for same:

CLASS					Number of Permits and Licenses Issued	Revenue Received
Garages:						
Private	41	cars	31	permits	\$168	
Lubritorium	17	cars	6	permits	385	
Wash stand	18	cars	4	permits	290	
Repair shop	17	cars	5	permits	377	
Business	241	cars	8	permits	809	
Public	316	cars	2	permits	291	
Service	10	cars	2	permits	150	
Totals	660	cars	58	permits	\$2,470	00
Flammables:						
Total gallonage: 3,577,498 gallons .					50	4,603 00
Total number cubic feet of gases: 235,452 .					108	\$7,073 00

THE HONORABLE KEVIN H. WHITE,

*Mayor of Boston.*

DEAR MR. MAYOR:

This report for the year of 1968 is the fourteenth annual report of the Beacon Hill Architectural Commission, and in accordance with the provisions of Chapter 616 of the Acts of 1955 as amended, it is submitted herewith through the Building Commissioner.

The Commission is responsible for passing on the appropriateness of all changes in the exterior features of all buildings within the Historic Beacon Hill District. Twelve meetings were held during the year. Fees received for Certificates of Appropriateness were \$310. Cases disposed were as follows:

1. Certificates of Appropriateness issued . . . . .	56
2. Applications rejected . . . . .	11
3. Applications withdrawn . . . . .	8
4. Applications held over . . . . .	5
5. Certificates of Nonapplicability issued . . . . .	42
6. Approval for ordinary repairs . . . . .	12
7. Advisory opinions given . . . . .	6
Total Actions . . . . .	140

Cases processed during the fourteen years of the Commission's operation total 1,604.

There have been no changes in the Commission's membership since last year, so our personnel remains as follows:

<i>Member</i>	<i>Nominated By</i>	<i>Term Ends</i>
Joseph L. Eldredge .	The Mayor . . . . .	May 1, 1970
Harriet Ropes Cabot .	Society for the Preservation of New England Antiquities . . . . .	May 1, 1969
Carmen DiStefano, <i>Vice Chairman</i> .	Boston Society of Architects . . . . .	May 1, 1968
John Codman, <i>Chairman</i> .	Boston Real Estate Board . . . . .	May 1, 1972
Ralph G. Boyd .	Beacon Hill Civic Association . . . . .	May 1, 1971

The alternate members of the Commission authorized by Section 1 of Chapter 429 of the Acts of 1965, that were appointed in 1967, remained the same throughout 1968 as follows:

<i>Alternate Member</i>	<i>Nominated By</i>	<i>Term Ends</i>
Benjamin Cook . . .	The Mayor . . . . .	May 1, 1970
James D. McNeely . . .	Society for the Preservation of New England Antiquities . . . .	May 1, 1969
John W. Priestley, Jr.	Boston Society of Architects . . . .	May 1, 1968
Frederic W. Lord, III	Boston Real Estate Board . . . .	May 1, 1972
Alex McIntyre . . . .	Beacon Hill Civic Association . . . .	May 1, 1971

The Commission's processing of applications for changes to structures on the residential streets of the Historic District has gone ahead smoothly and with good cooperation from applicants. We note with satisfaction, steady improvement in the appearance of these streets.

Charles street, however, continues to be an ever-increasing problem. The significant increase in the influx of hippies and other discordant elements during the summer of 1968, hurt the business of a number of the better shops, which has resulted in some of them not renewing their leases. Most vacancies have been filled by merchants catering to a degree to the new element. It has therefore been a problem for the Commission to regulate signs, in the older tradition.

We are very hopeful that the "Charles Street Project," which your Honor initiated on October, 1968, will not only result in the removal of the more inappropriate signs that existed prior to 1955, but will encourage owners and store tenants to improve the appearance of the entire street. The repaving of the sidewalk in brick, the planting of more trees and the installation of the traditional gas lights, as well as overhead lights, which your administration is planning, should greatly improve conditions.

Respectfully submitted,

JOHN CODMAN, *Chairman.*



## TENTH ANNUAL REPORT

OF THE

## ZONING COMMISSION

FOR THE YEAR ENDING DECEMBER 31, 1968

HON. KEVIN H. WHITE,  
*Mayor of Boston.*

DEAR SIR:

The Zoning Commission submits herewith, in accordance with Section 25, Chapter 3, Revised Ordinances of 1961, its tenth annual report, containing a statement of its acts and doings along with its receipts and expenditures for the year ending December 31, 1968.

During the year the following appointments were made to the Commission: Richard B. Fowler, upon nomination by the Greater Boston Real Estate Board, was appointed for the term ending May 1, 1970. Following confirmation by the City Council on December 9, 1968, he appeared before the City Clerk under date of December 31, 1968, and was duly sworn as such officer. Joseph F. Lyons, upon nomination by the Mayor, was appointed for the term ending May 1, 1970. Following confirmation by the City Council on December 9, 1968, he appeared before the City Clerk under date of December 13, 1968, and was duly sworn as such officer. Melvin B. Miller, upon nomination by the Greater Boston Chamber of Commerce, was appointed for the term ending May 1, 1969. Following confirmation by the City Council on December 9, 1968, he appeared before the City Clerk under date of December 31, 1968, and was duly sworn as such officer. John N. Philips, upon nomination by the Associated Industries of Massachusetts, was appointed for the term ending May 1, 1970. Following confirmation by the City Council on December 9, 1968, he appeared before the City Clerk under date of December 17, 1968, and was duly sworn as such officer. Joseph Smith, upon nomination by the Mayor, was appointed for the term ending May 1, 1971. Following confirmation by the City

Council on December 9, 1968, he appeared before the City Clerk under date of January 8, 1969, and was duly sworn as such officer.

#### ANNUAL MEETING

In compliance with the provisions of Section 9, Chapter 3 of the Revised Ordinances of 1961, the Commission held its annual organization meeting on July 2, 1968, when the following officials were elected:

MR. RICHARD B. FOWLER, *Chairman\**

MR. ALFRED GROSS, *Vice-Chairman\**

MISS RAPHAELA DIPINETRO, *Secretary\**

The following appointments were also made:

MR. JOSEPH J. BERLANDI, *Advisor\**

MRS. DOROTHEA P. LYNCH, *Assistant Secretary\**

\* Reelected or reappointed.

#### LEGISLATION

During the year there were no changes made in the Zoning Law by the Legislature.

Public hearings, executive sessions and inspection trips were held as found necessary, the staff of the Boston Redevelopment Authority rendering such assistance as was essential in the way of investigations, field surveys, drafting and secretarial work. A detailed record of the proceedings has been filed in the office of the Commission. This record is open to public inspection and notice of decision has been mailed to all parties in interest.

Following is a summary of action taken on applications received during the year.

TABLE I  
MAP AMENDMENT APPLICATIONS

## PENDING AT END OF 1967

MAP  
AMENDMENT APPLICATION  
NO.

46 West Roxbury.....Change from S-3 to H-2 (less restrictive).....

## RECEIVED DURING 1968

47 West Roxbury.....Change from S-3 to H-2 (less restrictive).....

48 Dorchester.....Change from R-5 to B-8 (less restrictive).....

49 East Boston.....Change from H-1 to M-1 (less restrictive).....

50 Dorchester.....Change from S-5 and R-5 to H-4 (less restrictive).....

51 Boston Proper.....Change from B-2 to M-2 (less restrictive).....

52 West Roxbury.....Change from R-5 and S-5 to H-2.....

53 South Cove-Boston.....Designate as B-4U.....

54 Roxbury.....Designate from H-1 as H-1U District (less restrictive).....

55 Brighton.....Change from H-2 to H-3 (less restrictive).....

56 Boston Proper.....Change from M-2 to B-8U (less restrictive).....

57 West Roxbury.....Change from R-5 and S-5 to H-2 (less restrictive).....

58 Dorchester.....Extend the B-1 zone (less restrictive).....

59 Downtown-Waterfront  
Faneuil Hall Urban

Renewal Area.....Designate as B-8U (less restrictive).....

60 Boston Proper.....Designate B-8 and B-10 districts as B-8D and B-10D districts (less  
restrictive).....

## PENDING AT END OF YEAR

61 West Roxbury.....Change from S-3 to Subdistrict "D" (less restrictive).....

62 Charlestown.....Change from H-1 to H-1U (less restrictive).....

63 South Boston.....Change from H-1 and L-1 to H-2 (less restrictive).....

64 South End Urban

Renewal Area.....Change 21 parcels of land to various U zones (less restrictive).....

Disposition	Map Amend- ment No.	Date
Denied		2/8/68

Denied Granted (B-2)	39	2/28/68
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Denied	39	3/6/68
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Granted	45	3/28/68
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Granted	45	4/26/68
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Granted	40	3/28/68
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Withdrawn	40	3/28/68
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Granted	43	3/19/68
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Granted	43	6/10/68
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Granted	44	4/16/68
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Granted	46	8/1/68
---------	----	--------

Granted	46	8/1/68
---------	----	--------

Granted	42	4/9/68
---------	----	--------

Granted	47	8/8/68
---------	----	--------

Granted	47	8/8/68
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Granted	48	7/2/68
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Granted	50	8/9/68
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Granted	49	7/23/68
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TABLE I  
MAP AMENDMENT APPLICATIONS — Continued

65	Charlestown.....	Change from B-2 and W-2 to H-1U (less restrictive).....
66	South End.....	Change from H-2 and L-2 to H-2U (less restrictive).....
67	Boston.....	Change from H-2 and L-2 to H-2U (less restrictive).....
68	Boston.....	Change from H-2 to H-2U (less restrictive).....
69	Roslindale.....	to extend the L-5 zone.....
70	South End Urban Renewal Area.....	Change from M-1 to M-1U (less restrictive).....
71	South Cove Urban Renewal Area.....	Change from a B-8 to B-8U (less restrictive).....
72	West Roxbury.....	Change from S-5 to H-2 (less restrictive).....

TABLE II  
TEXT AMENDMENT APPLICATIONS

RECEIVED DURING 1968  
TEXT AMENDMENT APPLICATION  
No.

Disposition  
Withdrawn 2/20/68  
Withdrawn (Readvertised 6/22/68)

11 Established planned development areas within existing zoning districts of the city and to extend the coverage of existing urban renewal subdistricts (to be renamed urban renewal areas) zoning regulations.

Filed 7/2/68

TOTAL APPLICATIONS RECEIVED — 1968

26 Map Amendment Applications

3 Text Amendment Applications — Total 29

S = Single Family	M = Restricted Manufacturing
R = General Residence	I = General Industrial
H = Apartments	W = Waterfront Industrial
L = Local Business	Number = Floor Area Ratio
B = General Business	

# BUILDING DEPARTMENT

29

## COMMISSION MEMBERSHIP

RICHARD B. FOWLER, *Chairman*  
ALFRED GROSS, *Vice-Chairman*

<i>Members</i>	<i>Term Ending</i>
Joseph Lyons, Mayor's Selection . . . . .	May 1, 1970
Joseph Smith, Mayor's Selection . . . . .	May 1, 1971
Richard B. Fowler, Greater Boston Real Estate Board . . . . .	May 1, 1970
Alfred Gross, Master Builders' Association of Boston . . . . .	May 1, 1971
Theodore W. Paul, Massachusetts Motor Truck Association, Inc. . . . .	May 1, 1971
Melvin B. Miller, Greater Boston Chamber of Commerce . . . . .	May 1, 1969
John N. Philips, Associated Industries of Massachusetts . . . . .	May 1, 1970
Thomas J. McIntyre, Greater Boston Labor Council A.F.L.- C.I.O. . . . .	May 1, 1970
(Alexander J. Bone), Boston Society of Civil Engineers . . . . .	Holdover
(James J. Sullivan), Mayor's Selection . . . . .	Holdover
(Stanley Underhill), Boston Society of Architects and Boston So- ciety of Landscape Architects . . . . .	Holdover

## FINANCIAL STATEMENT

Appropriation—1968 . . . . . \$5,000 00

### EXPENDITURES

10—Personal Services . . . . .	\$1,000 00	
29—Contractual Services . . . . .	1,359 20	
36—Supplies and Materials . . . . .	426 55	
21—Communications . . . . .	—	
28—Transportation . . . . .	27 50	
	<hr/>	2,813 25
Balance unexpended . . . . .		\$2,186 75

### Income—1968

Twenty-six applications at  
\$50.00 filing fee . . . . . \$1,450 00  
(Checks deposited with the  
Collector-Treasurer of the  
City of Boston) . . . . . \$1,450 00

Respectfully submitted,  
RICHARD B. FOWLER, *Chairman*

RAPHAELA DIPINETRO, *Secretary*

## BOARD OF APPEAL

The Board of Appeal, established in accordance with section 117 of Chapter 479, Acts of 1938, as amended, and Chapter 665, Acts of 1956, as amended, in its functioning may vary the provisions of the acts referred to it in specific cases which appear to them not to have been contemplated by these acts, although covered by it, or in cases where manifest injustice is done, provided that the decisions of the Board in such a case shall have the assent of four members under the Zoning and Building Codes and shall not conflict with the spirit of any provision of said acts.

The following is a statistical summary of the work of this department for the year 1968.

*In re Building Law, Chapter 479, Acts of 1938, as amended:*

Decisions rendered . . . . .	98
Appeals received . . . . .	106
Decisions rendered also <i>in re</i> cases carried over from 1967	8
Appeals sustained . . . . .	6
Appeals sustained with provisos . . . . .	90
Appeals dismissed . . . . .	2
Appeals withdrawn . . . . .	1
Appeals pending . . . . .	15

*In re Zoning Law, Chapter 665, Acts of 1956, as amended:*

Decisions rendered . . . . .	329
Appeals received . . . . .	435
Decisions rendered also <i>in re</i> cases carried over from 1967	33
Appeals sustained . . . . .	73
Appeals sustained with provisos . . . . .	118
Appeals dismissed . . . . .	67
Appeals withdrawn . . . . .	8
Appeals pending . . . . .	96

Very truly yours,  
 For the Board of Appeal,  
 CHARLES F. SPILLANE, *Secretary*

## BOARD OF EXAMINERS

The Board of Examiners was created by city ordinance in 1913 and reestablished under legislative act in 1938. The Board acts upon applications of persons desiring to be licensed in Boston as construction superintendents, approving or rejecting said applications under certain rules and regulations adopted as procedure by the Board. The members are appointed by the Mayor and are delineated under the ordinances as an architect or engineer, a contractor or mechanic, and a lawyer or a person with legal qualifications.

During 1968 the Board accepted for examination 188 applicants. Of these 157 were approved for license, 20 were rejected. Lapsed licenses reissued numbered 115 and the number of current renewals was 2,380.

Following is a table of 1968 activities:

Applications received and processed	.	.	.	188	
Applications approved	.	.	.	157	
Applications approved and issued	.	.	.	155	\$1,550 00
Applications approved but not issued	.	.	.	2	
Applications rejected	.	.	.	20	
Applicants absent	.	.	.	11	
Licenses reissued	.	.	.	115	1,150 00
Licenses renewed	.	.	.	2,380	7,140 00
					<hr/>
Total receipts	.	.	.	.	\$9,840 00
Total licenses	.	.	.	.	2,650

Respectfully submitted,

EDWINA S. CARTY, *Executive Secretary,*  
*Board of Examiners.*

